

# Weare Conservation Commission

## Final Minutes

### May 12, 2004

In attendance were: Tom Carr, Andy Fulton, Pat Myers, Steve Najjar, John Ciampi, and potential member Andrea Aldeman.

Guests included Helene Kurk attended as an observer, William and Jonathon Beaupre, property owners, and Gloria Andrews, engineer for SEA Consultants.

Meeting commenced at 7:08 PM.

**1) Minutes of April 14, 2004** – Andy read the minutes of last months session. Changes shall include:

- In the letterhead, April 24 shall be changed to April 14.
- In 1a, 7<sup>th</sup> line, the word “that” shall be inserted between the words *land* and *could*.
- In #5, 3<sup>rd</sup> line, *WCC* shall be changed to *NHDES*.
- In #5, line 4, the word “read” shall be struck and the word “addressed” inserted in its place.
- In #5, line 4, the sentence “DES inspected the development on 1/06/04” shall be struck, and changed to the following: “A letter was written to the BOS on 1/06/04 by NHDES regarding Gary Fitzgerald’s most recent 2004 violations at Daniel’s Lake. This letter was a response from NHDES to a letter sent by the BOS requesting investigation of a potential violation. Tom Carr read this letter aloud at the following monthly meeting.
- In #6, titled digital camera, the spelling of the word “request” shall be corrected.
- In #6, under Wood Property, the words “Pat has the property deed” shall be changed to “Pat has a copy of the proposed deed”.

**2) Wetland applications:**

- William and Jonathon presented their minimum expedited impact application to fill in approximately 1,570 sq. ft. of wetland on tax map 411/209. Michael Daulberg delineated the wetlands. The purpose of this plan is to create a driveway 695’ in length. There appears to be no horizontal water flow, therefore a culvert is not being proposed. After some discussion, Andy Fulton made motion

to approve, and John Ciampi 2<sup>nd</sup>. The motion carried and the plan was approved by the Commission.

- Gloria Andrews gave a presentation concerning repair work on the Woodbury Rd. Bridge. This plan is for a minimum expedited application. This plan proposes to make repairs to the bridge abutment, and to replace the deck, and stipulates to cause no permanent adverse impact to the Piscataquog River below. Construction is slated to begin within a few months. Pat made motion to approve this application as accepted, and Andy 2<sup>nd</sup>. Motion carried and this plan was approved by the Commission. Ms. Andrews also had the opportunity to present an update concerning the proposed Abijah Bridge project. The PWA has taken on the responsibility of generating funding for this project, and several grant requests have been made, including one to DES 319 Watershed Restoration Grant. The engineering study is now underway. Tom has offered to draft a letter, on behalf of the Commission, to the executive director of the PWA, Margaret Watkins, supporting the construction of the dam at Abijah Bridge, in order to enhance the success of the PWA to obtain the necessary grants. Construction is slated to begin the summer of 2005.
  
- Michael and Dianne Durgin – Pat suggested to the Commission that there be a site walk on this property so that a proper assessment of the ecological value of this parcel can be documented. This expedited minimum application, located on tax maps 412/154 & 154.2, proposes to fill in 520 sq. ft. of wetland. This application was not represented. Conservation members perused the plan, and Tom commented that it appears an effort was made to comply with minimization/avoidance concepts, and that best practices procedures were implemented. Therefore, he sees no discrepancy with the plan as proposed. Pat made motion to approve, and John 2<sup>nd</sup>. Three members voted to approve, and there was one vote in the nay (Andy Fulton).

### **3) Comments to the Planning Board:**

- Randy Beliveau – Is the new building slated to have floor drains installed? Is the 2000 gallon holding tank large enough? Where will it be located? Is the floor drain holding tank properly permitted and monitored for leaks?
- Rosedale Contracting – We don't understand this plan. We respectfully request clarification of the intent and then a post opportunity to make comment. Is the bridge between lots 407/86 and 407/86.1 existing or proposed?

- Morin-Buxton School Rd. – Wetlands are shown on lot 411/327 with no certification. The “proposed” drive is already built.
- Antle/Florintino – No comments.
- Mt. William Inc. – Are lots 409/004.1 and 409/004.2 coming out of lot 409/004 (3 lots from 1 instead of 2 lots from 1 as indicated in note 1)?

**4) Zoning Board** – no issues.

**5) Wetland Bureau Actions:**

- Brookshire LLC, DES # 2004-00133: 31 lot subdivision with 76 acres open space approved. There was 3,919 sq. ft of wetland impact.
- DS Noble Realty, LLC, DES # 2003-02636: 17 lot subdivision on 72.31 acres approved. There was 910 sq. ft. of wetland impact.

**6) Other Issues:**

- Conservation Corridors – Tom outlined to the new members a brief summary of the recently completed town map of conservation lands. Tom stated the main objective of this map is to use it as a base for future conservation land purchases, and also to help establish conservation corridors. Tom then posed the question “Where do go from here?” Pat Myers briefly spoke on the *Community Profile* seminar that she recently attended , and one of the topics on that agenda was open space which comprised a group of approximately 10 people who wanted to meet the WCC members in order to share ideas, and also to review the conservation map to try and determine in what direction the town should be focused. Steve Najjar proposed that a ballot be generated and directed at acquiring conservation land, and to be aimed at specific goals rather than be grouped into a generic slush fund. Tom suggested that the Commission develop a formal plan, using the map as a guidance tool to help implement that goal. Tom added that a beginning phase would be to identify the lands the town already owns, combine these lots, and then placing them on a warrant article for conservation purposes. The second phase would be to prioritize the properties according to conservation value.
- Andy’s warrant article – Andy read a letter he drafted to the director of the NH Natural Heritage Bureau in which Andy stipulated that the WCC should have complete and direct access to their inventory, including point specific records of rare or endangered plant communities. Andy’s letter indicated that this letter would be useful in updating the Master Plan, and also to use as a tool in deciding which property would have specialized protection status. Andy pointed out that one sticking issue is that it may not be possible to depict a specific location, only a generalization of locations.

- Digital Camera – Tom asked John if he would obtain a photo copy of the description and features of the digital camera that the Commission approved to purchase and then presented to Elayne Pearson so she could cut the check.
- Wood Property Update – Pat addressed the Commission on this issue and she stated that the closing of the purchase of this property did not occur as anticipated on April 30<sup>th</sup> because the town's attorney recommended that the title be reviewed once more in light of the changes that were made to the original property purchase agreement. It'll require another week before the closing can be rescheduled. This decision was agreed by both parties involved.
- Boundary Walk – Tom stated that he plans to walk the boundary of Breed Brook Conservation Area with Margaret Watkins of the PWA to install conservation placards along the perimeter. No date has been set at this time. The PWA will hold the easement on this property but it will be town owned.
- Proposed ATV Trail – Steve Najjar met with some of the local ATV club members in order to walk the recently proposed ATV trail in the town forest. Steve was able to learn a little about this group, which consists of some 40 members. Steve was able to walk the entire trail as proposed by the club. The walk started out on an old logging road and then proposes to cut through a wet area to tie into a road that branches off Peaslee Hill Rd. Steve indicated that the road has 3-4 wetland crossings, and one of them significant. No map was used during the walk, so Steve had no spatial sense of the actual location of the trail within the town forest. Steve related that access may need to be restricted, possibly by using boulders. Helene Kurt spoke on the ATV issue, and said there had been some dialogue between the town forest manager and the BOS, which pertained to having adequate insurance coverage on town forest property. On another note, selectman Kurk queried the feasibility of monitoring the ATV activity on an ongoing basis. Steve then added that this issue is far larger than what it appears. Tom recommended contacting Bobby Reeves to reschedule another trail walk so more Conservation members can attend in order to explore the issue at hand in more detail. Pat recommended approaching this issue slowly, proceeding in small stages until it can be ascertained that each stage is amenable and workable to all parties involved. Steve commented that once the trails are constructed, it would be difficult to reverse what has been established. Tom offered to send out an e-letter to Town Forest Manager Reeve, the BOS, the Commission members, etc. to explain that more work needs to be done on this matter, and to make suggestions on how this may be achieved.

**7) Approval of last month's minutes** – Pat Myers made motion to approve, and John 2<sup>nd</sup>. All voted in the affirmative, and the motion carried.

**8) Adjournment** – Pat made motion to adjourn, and John 2<sup>nd</sup>. All voted in the affirmative. Meeting adjourned at 10:50 PM.

Respectfully submitted,

John Ciampi,, WCC

cc: BOS  
Town Clerk  
Commission Files

■